

PLANNING COMMISSION REPORT



MEETING DATE: February 22, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT East End Electrical Substation - 28-UP-2005

REQUEST Request to approve a conditional use permit for a public utility service yard (electrical substation) on a 3.64 +/- acre parcel located at 17490 N. 91st Street with Industrial Park, Planned Community District (I-1 PCD) zoning.

Key Items for Consideration:

- This is a new APS substation located in DC Ranch's Planning Unit 1.
- The development will comply with the Master Plans for Planning Unit 1.
- The nearest home is over 900 feet from the proposed facility.
- DC Ranch supports the project, and there has been no other public comment.

Related Policies, References:

54-ZN-1989#1 thru 8 created and amended the DC Ranch master planned community.

OWNER APS
602-371-5245

APPLICANT CONTACT Steve Deming
APS
602-371-5245

LOCATION 17490 N. 91st Street

BACKGROUND

Zoning.

DC Ranch is a master planned community. The site is zoned Industrial Park, Planned Community District (I-1 PCD). The I-1 PCD District allows for a broad range of manufacturing, storage, and office uses within a planned community development. Public utility storage yards, including electrical substations, require approval of a Conditional Use Permit.

Context.

The proposed 3.6-acre electrical substation site is located along the future N. 91st Street to the east, approximately 900 feet from the Pima 101 Freeway to the west, and approximately ¼ mile north of E. Bell Road. The site is currently surrounded by desert in an area zoned for industrial uses and that contains regional power transmission lines located on towers reaching 150 feet in height. The nearest residence is located over 900 feet away to the northeast.



Adjacent Uses and Zoning:

- North Vacant, zoned I-1 PCD
- South Vacant and overhead power line corridor, zoned I-1 PCD
- East Vacant and overhead power line corridor, zoned I-1 PCD
- West Vacant, zoned I-1 PCD

APPLICANT'S
PROPOSAL**Goal/Purpose of Request.**

The applicant is requesting approval for a conditional use permit to construct a new electrical substation near an existing overhead transmission power line corridor. The facility will be unmanned and will contain electrical equipment and steel support structures. Equipment will reach 14.5 feet in height, and all equipment will be enclosed within a new 10-foot wall.

Development Information.

- Existing Use: Vacant
- Proposed Use: electrical substation
- Parcel Size: 33-acre property
- Project Land Area: 3.6 acres (1 acre enclosed)

IMPACT ANALYSIS

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The facility will not produce any noise, smoke, odor, dust, vibration, or illumination to the site or the surrounding areas.**
 - **The facility will be entirely enclosed by a 10-foot wall.**
 - **The nearest home is approximately 900 feet from the proposed facility.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **A service vehicle will visit the site monthly for inspection and maintenance. A temporary road will provide access from E. Palo Brea Bend to the north until N. 91st Street is constructed along the east side of the site in the near future.**
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - **The project does not have any other factors that will be materially detrimental to the public.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- **The site is currently surrounded by desert in an area zoned for industrial uses. The area currently contains regional power transmission lines located on towers reaching 150 feet in height.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- **There are no additional conditions specified for this use.**

Open space.

The 2.5 acres surrounding the facility will be left as open space that will be landscaped with desert landscaping consistent with the area.

Community Involvement.

Surrounding property owners have been notified and the site has been posted with a notification sign. The DC Ranch Master Planned Community has worked closely with the applicant on the location and on providing access to the facility. Other than general inquires, there have been no other comments.

Community Impact.

The facility will provide necessary capacity and reliability of electric service for new and existing development in the area. The remote location of the proposed facility in an area already zoned for industrial uses help minimize the visual, environmental, and neighborhood impacts associated with this use.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

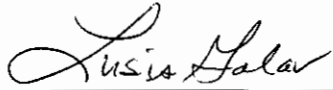
STAFF CONTACT(S)

Tim Curtis, AICP
Principle Planner
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

Project Narrative
For the
APS
East End Substation
17490 N. 91st Street
Scottsdale, AZ

Zoning-I-1
Parcel Size-3.64 Acres
No Buildings are planned
Setbacks are a minimum of 50' on all sides
No Parking is planned or required

APS is planning a 69 KV to 12 KV Distribution Substation on the indicated site. The substation is used to receive power from the incoming 69 KV lines and then distribute this power at 12 KV to the surrounding areas. The electrical substation is an unmanned facility that will contain electrical equipment and steel support structures as well as an enclosure for the station's electronic and computerized controls. Once completed, the only traffic/personnel anticipated at the site will be for monthly inspection of the station's equipment and back-up systems.

Safety concerns require the site to be walled in with a minimum of 10' horizontal set aside outside this perimeter wall. This set aside area will have low-lying shrubs and desert landscaping is preferred. The remaining area of the site will be landscaped in accordance with City of Scottsdale requirements. APS safety and security standards require a 10-foot high wall. APS will use architectural wall details for color and texture. We are proposing the use of DC Ranch wall details that meld the proposed development to that development to the North and East of our site.

There will be access by fire personnel only after all equipment has been de-energized and a qualified APS representative is present. This Procedure may be worked further with the governing Fire Department. The Site is designed to contain all potential oil leaks without flow outside the perimeter walls.

The current site is vacant and is being used as a plant salvage Nursery for the DC Ranch Development. The surrounding area is undeveloped. DC Ranch is providing an access road from Palo Brea Bend South along the planned 91st Street Alignment. The site is adjacent to the existing Overhead Extra High Voltage Power corridor. The overall storm water drainage is part of the DC Ranch drainage plan. Onsite storm water will be detained as required. The substation has no occupied buildings and the 100 year storm level is not a concern for operation.



East End Electrical Substation

28-UP-2005



Q.S.
37-49

G.I.S. ORTHOPHOTO 2003

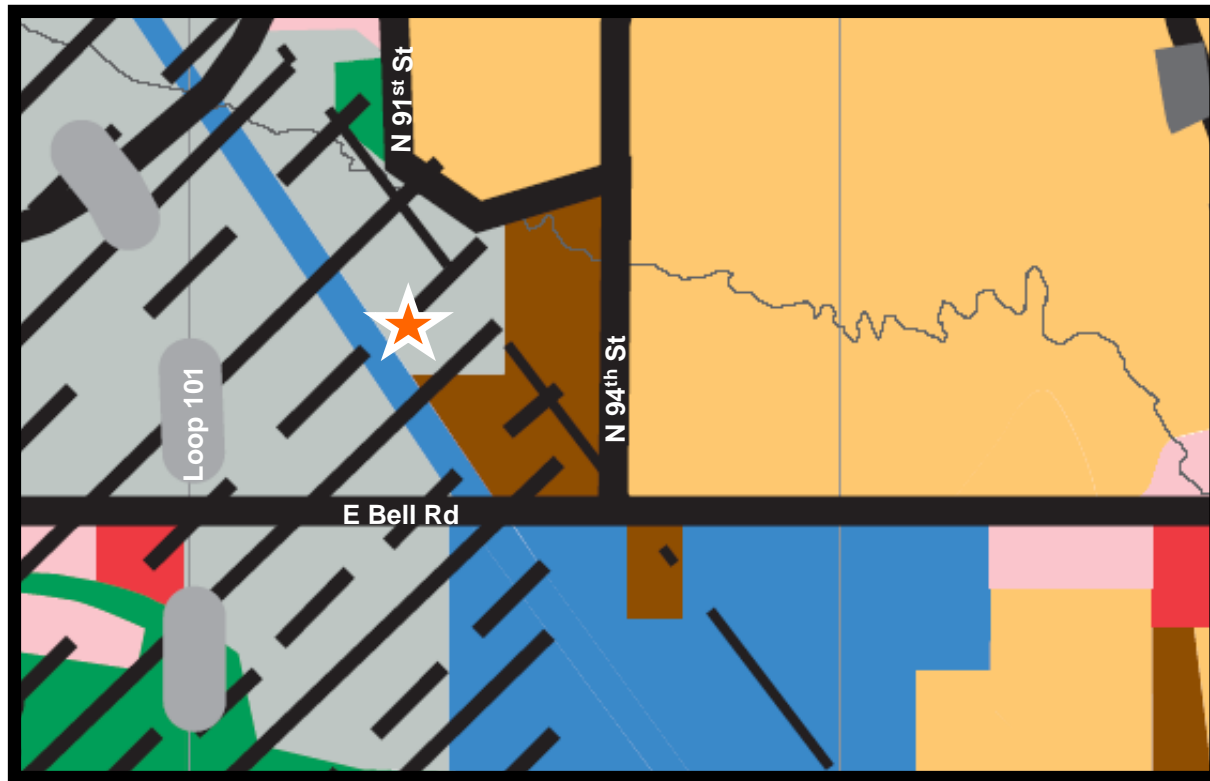


East End Electrical Substation

28-UP-2005

ATTACHMENT #2A

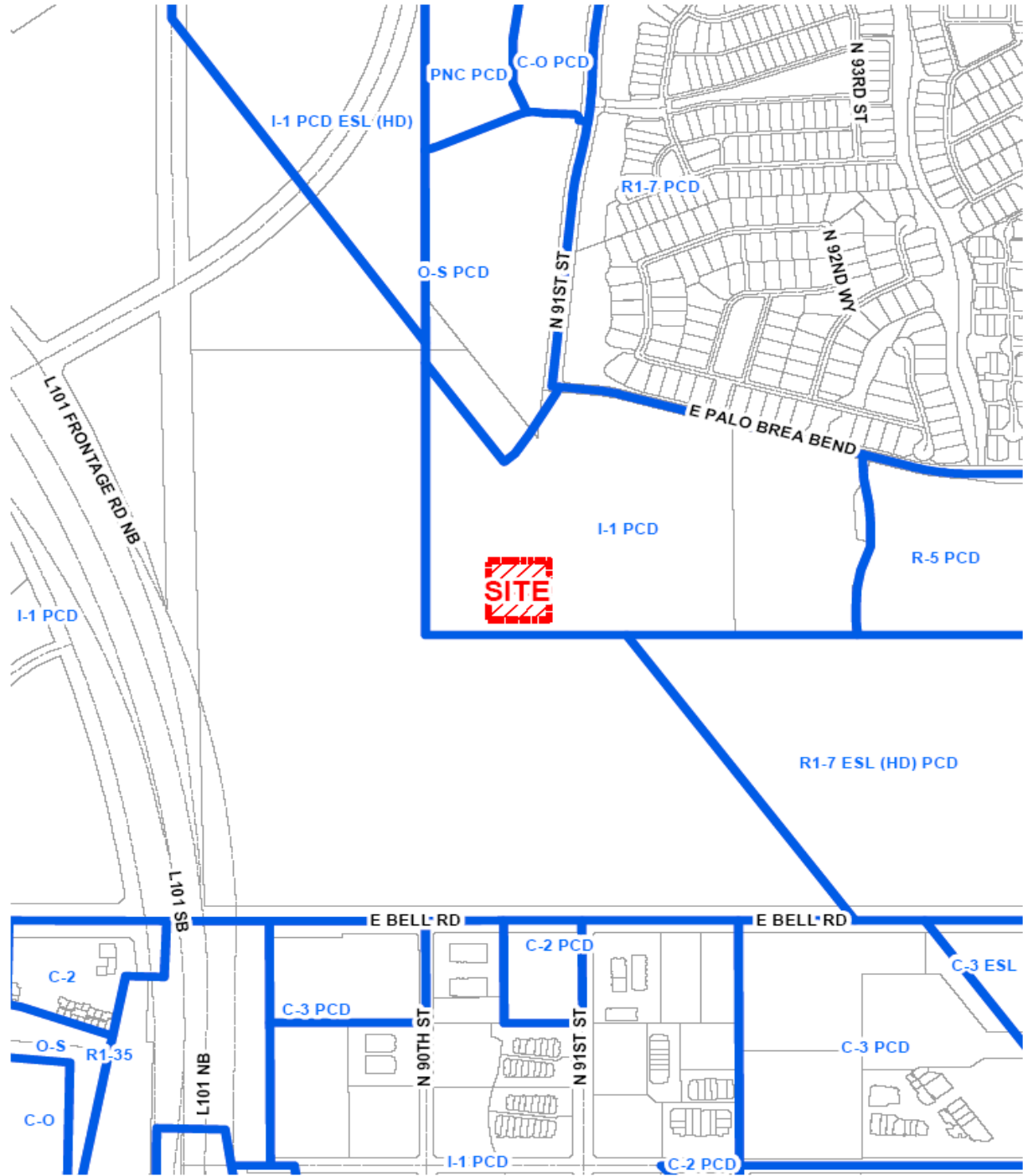
General Plan



28-UP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Zoning Map



STIPULATIONS FOR CASE 28-UP-2005

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall be in substantial conformance with the site plan submitted by Arizona Public Service with a city received date of 12/22/2005. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

ADDITIONAL INFORMATION FOR CASE 28-UP-2005

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to the
 - a. Height, design, color, texture and materials for wall enclosure and gates shall be compatible with the surrounding DC Ranch community a plan,
 - b. Landscaping of desert plant material to be compatible with the surrounding DC Ranch community plan,
 - c. Location, type, and direction of any lighting sources.
2. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.
3. **MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT.** Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

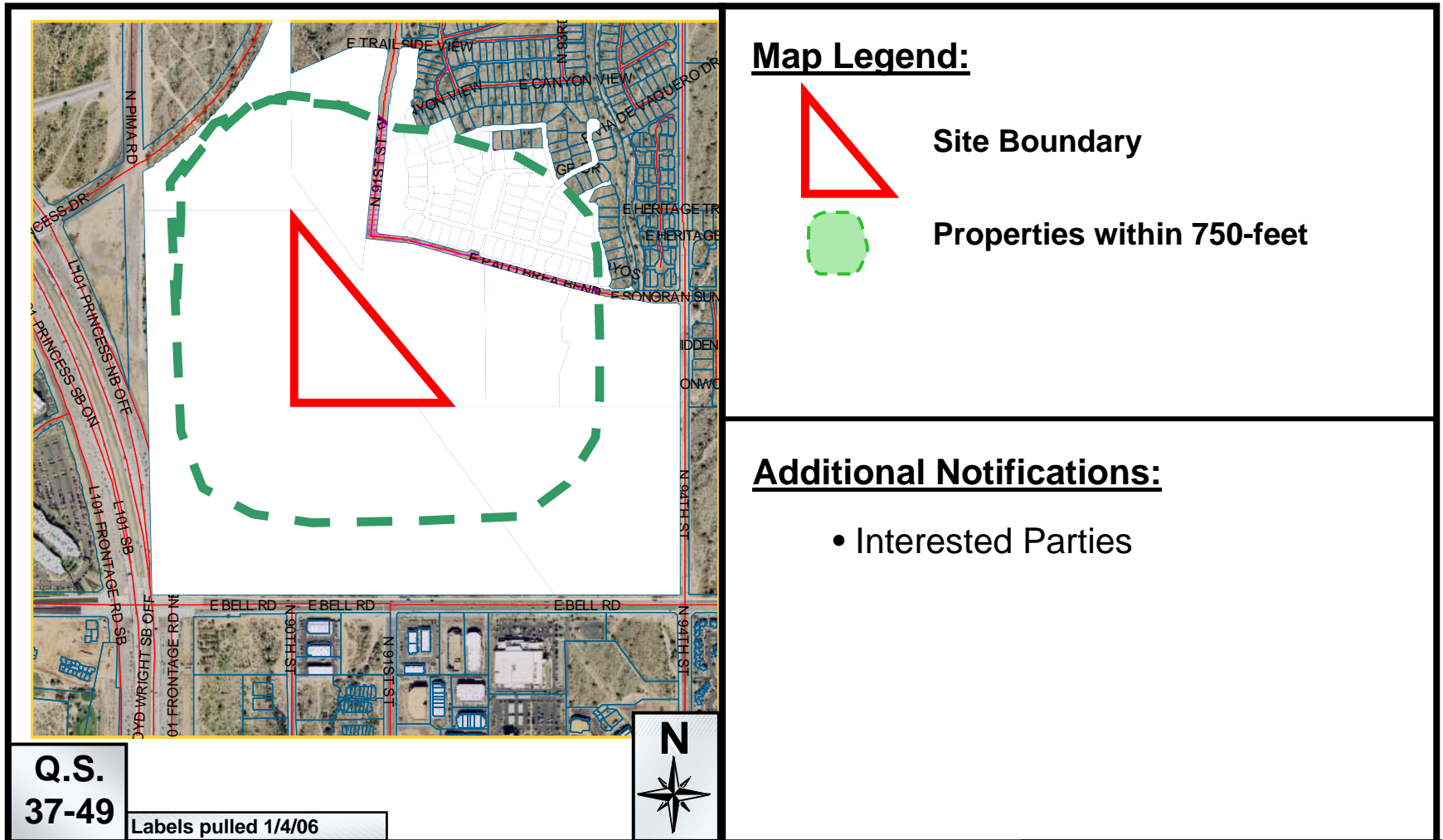
DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation.

East End Electrical Substation (28-UP-2005)
Citizen Involvement
Attachment #7

The above attachments are on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



East End Electrical Substation

28-UP-2005

ATTACHMENT #8

This drawing is the property of Arizona Public Service Company. Use of this drawing and the specific design depicted thereon for any reason other than that related to Arizona Public Service Company is not authorized.

SITE PLAN - EAST END SUBSTATION

- LEGEND:**
- | EXISTING | PROPOSED |
|-------------------------|----------|
| MONUMENT LINE | --- |
| PAVEMENT | --- |
| EASEMENT LINE | --- |
| UTILITY POLE | ○ |
| ELECTRIC MANHOLE | ⊙ |
| SEWER MANHOLE | ⊙ |
| TELEPHONE MANHOLE | ⊙ |
| ELECTRIC SWITCH CABINET | ⊙ |
| ELECTRIC VAULT | ⊙ |
| OVERHEAD ELECTRIC | --- |
| SURFACE FLOW DIRECTION | → |

GENERAL NOTES:

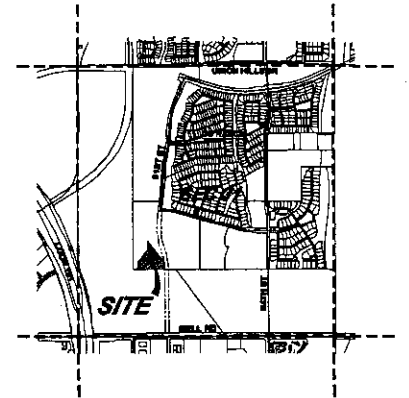
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED 12KV ELECTRIC UTILITIES WILL BE PLACED UNDERGROUND.
3. NO ON SITE DUSK TO DAWN TYPE LIGHTING REQUIRED. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
4. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
5. THERE SHALL BE NO SANITARY SEWER LINES REQUIRED FOR THIS PROJECT.
6. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 35' FROM THE PROPERTY LINE AND 35' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
7. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREET OR ADJACENT RESIDENTIAL AREAS.

SITE PLAN KEYNOTES:

- ① 10' CMU WALL PER DC RANCH SPEC
- ② 91st ALIGNMENT AND CONSTRUCTION BY OTHERS
- ③ 50cfs WASH OR GREATER IDENTIFIED BY C.O.S.
- ④ DC RANCH DRIVEWAY (54'-2N-89#7 BY WOOD/PATEL)
- ⑤ APS ELECTRICAL EQUIPMENT
- ⑥ 404 WASH BOTTOM IDENTIFIED BY OTHERS
- ⑦ 404 BUFFER BOUNDARY IDENTIFIED BY OTHERS
- ⑧ 4" ABC INTERIOR SURFACE
- ⑨ EXISTING UTILITY CORRIDOR
- ⑩ 35' x 35' VISIBILITY TRIANGLE

PROJECT DATA:

PARCEL NUMBER: = 217-12-005E MCR
GROSS AREA: = 3.64 ACRES / 158,575 S.F.
NET AREA: = 0.98 ACRES / 42,832 S.F.
ZONING: = I-1 PCD
LOT COVERAGE: = LESS THAN 2% (<1100 S.F.)
PARKING REQUIRED: = 0
PARKING PROVIDED: = 0
EQUIPMENT HEIGHT: = MAXIMUM 14'-6"



VICINITY MAP

3"=1 MILE

PROJECT LOCATION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER:

ARIZONA PUBLIC SERVICE COMPANY (APS)
P.O. BOX 53833
PHOENIX, ARIZONA 85072-3833

APS PROJECT COORDINATOR:

STEVE DEMING, P.E.
PH. 602-371-5245
FAX 602-371-7625

CHRIS NOFER, SENIOR DESIGNER
PH. 602-371-5538

BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF 91ST STREET AND BELL ROAD. ELEVATION = 1570.28 - NAVD 88 DATUM
CERTIFICATION: I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

BASIS OF BEARING:

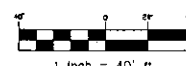
THE BASIS OF BEARING IS A STRAIGHT LINE CALCULATED BETWEEN THE NORTHWEST CORNER OF NORTHEAST QUARTER, SOUTHWEST QUARTER OF SECTION 31 AND THE SOUTHWEST CORNER OF NORTHEAST QUARTER, SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, USING A BEARING OF NORTH 00°03'25" WEST.

28-UP-2005
12-22-05



1 PRELIMINARY SITE PLAN

SCALE: 1" = 40'



PROJECT DESCRIPTION:

APS IS PLANNING A 69 KV TO 12 KV DISTRIBUTION SUBSTATION ON THE INDICATED SITE. THE SUBSTATION IS USED TO RECEIVE POWER FROM THE INCOMING 69KV LINES AND THEN DISTRIBUTE THIS POWER AT 12 KV.

THE ELECTRICAL SUBSTATION IS AN UNMANNED FACILITY THAT WILL CONTAIN ELECTRICAL EQUIPMENT AND STEEL SUPPORT STRUCTURES AS WELL AS AN ENCLOSURE FOR THE STATION'S ELECTRONIC AND COMPUTERIZED CONTROLS. ONCE COMPLETED, THE ONLY TRAFFIC/PERSONNEL ANTICIPATED AT THE SITE WILL BE FOR SHORT DURATION MONTHLY INSPECTIONS OF THE STATION'S EQUIPMENT AND BACKUP SYSTEMS. SAFETY CONCERNS REQUIRE THE SITE TO BE FENCED WITH A MINIMUM OF 10' SET ASIDE OUTSIDE THIS PERIMETER FENCE. THIS SET ASIDE AREA IS TO REMAIN FREE OF LANDSCAPING OR OTHER APPURTENANCES THAT WOULD ALLOW CLIMBING ACCESS OVER THE WALL. LOW LYING SHRUBS AND DESERT LANDSCAPING IS PREFERRED.

ACCESS BY FIRE PERSONNEL ONLY AFTER ALL EQUIPMENT HAS BEEN DE-ENERGIZED AND A QUALIFIED APS REPRESENTATIVE IS PRESENT TO ASSURE NO ELECTRICAL HAZARD EXISTS.

PARCEL DESCRIPTION:

A Portion of DC Ranch
A parcel of land lying within Section 31, Township 4 North, Range 8 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:
Commencing at the southwest corner of the northeast quarter of the southwest quarter of said Section 31, a 1/4" mbr., from which the northwest corner of the northeast quarter of said section, a 1/4" mbr., bears North 00°03'25" West, a distance of 1320.57 feet;
THENCE along the south line of the north half of the southwest quarter of said section, North 89°58'20" East, a distance of 100.12 feet to the POINT OF BEGINNING;
THENCE leaving said south line, North 00°01'40" West, a distance of 142.48 feet;
THENCE North 37°43'14" East, a distance of 317.32 feet;
THENCE North 04°38'41" East, a distance of 145.04 feet, to the southwest corner of that certain 240 foot electric easement, recorded in Deed No. 4278, page 345, Maricopa County Records, (M.C.R.);
THENCE along said southwest line, South 36°07'26" East, a distance of 518.95 feet to the beginning of a non-tangent curve;
THENCE leaving said southwest line, southerly along said curve, having a radius of 982.00 feet, concave westerly, whose radius bears South 81°45'28" West, through a central angle of 07°05'33", a distance of 119.06 feet, to said south line of the north half of the southwest quarter of said section and a point of intersection with a non-tangent line;
THENCE along said south line, South 89°58'20" West, a distance of 521.37 feet, to the POINT OF BEGINNING.
Containing 3.6404 acres, or 158,575 square feet of land, more or less.
This parcel description is based on the Results of Survey of a Portion of DC Ranch, recorded in Book 426, page 38, M.C.R.

NO CONFLICT SIGNATURE BLOCK				
Utility	Utility Company	Name of Company Representative	Telephone Number	Date Signed
Electric				
Telephone				
Natural Gas				
Cable TV				
Other				
Engineer's Certification				
I, _____, as the Engineer of Record for this development, hereby certify that all utility companies listed above have been provided final improvement plans for review, and that all conflicts have been resolved. In addition, the "No Conflict" forms have been obtained from each utility company, and are included in this submittal. All public and private utility easements, shall be placed such that they do not negatively impact the use of any dedicated easements or right-of-way including, but not limited to, stormwater storage basins, sight triangle easements, and NADIS or other open space easements.				
Signature _____ Date _____				

CITY OF SCOTTSDALE			
REVIEW AND RECOMMENDED APPROVAL BY:			
PAVING		TRAFFIC	
G&D		PLANNING	
W&S		FIRE	
STRUCTURAL		RET. WALLS	
APPROVED BY: _____ DATE _____			
SIGNATURE OF COORDINATOR MGR. (OR DESIGNEE) _____ DATE _____			

NO.	DATE	REVISION	OWN	CHD	EXP	PRVD	M.A.
SITE PLAN EAST END SUBSTATION 17480 NORTH 91ST STREET, SCOTTSDALE, AZ							
APS							
SCALE: AS SHOWN DATE: 12-06-05							
CHECKED	CAN	APPROVED	SHAUN WHITEY	DATE: 12-06-05			
CHECKED	CAN	ENGINEERING SUPERVISOR		C1.1			
EXAMINED	SHD	REVIEWED	W227107	APS DRAWING NO. 151299-2			